

**TOWN OF ROCKY HILL
PLANNING AND ZONING COMMISSION
MEETING OF MARCH 18, 2015**

CALL TO ORDER

Chairman Desai called the Wednesday, March 18, 2015, meeting to order at 6:31 p.m. in the Town Council Room, Rocky Hill Town Hall, 761 Old Main Street, Rocky Hill, Connecticut.

Present: Dimple Desai, Chairman
Kevin Clements, Vice Chairman
Victor Zarrilli, Secretary
Carmen D'Agostino, Commissioner

Alternates: William O'Sullivan
Sean Hussey

Also: Kimberley A. Ricci, Town Planner/Asst. ZEO
Eileen A. Knapp, Recording Secretary

Absent: Giuseppe Aglieco

***Commissioner O'Sullivan is voting in the absence of Commissioner Aglieco**

1. PUBLIC HEARING

A. Special Permit/Site Plan Application, St. Elizabeth Seton Corporation, proposing a building addition of approximately 1300 square feet plus access walkways towards the east side of St. Elizabeth Seton Church at 280 Brook Street, in a R-20 Residential Zoning District, ID# 17-305:

Mr. Bob Green of Robert Green Associates LLC., 6 Old Waterbury Road, Terryville addressed the Commission representing the Applicant. The Church is asking to put on a small addition of 1,300 sq. ft. in the rear of the building, which is located on the south side of Brook Street. Staff has submitted comments and some minor changes have been made to address these comments. The application complies with all Town Zoning Regulations.

Mr. Jason Davis, Project Manager with Associated Architects, 37 Northwest Drive, Plainville addressed the Commission to discuss the makeup of the addition. This church was built in 1985 and has remained unaltered since then. The parish is now in need of meeting space. The addition includes 2 handicapped bathrooms, 3 meeting rooms, access space and a corridor with a stairway. There will be a full basement below for storage and mechanical systems. All utilities will be taken from the existing building. The building will be a wood frame with a gabled roof made to blend in with the existing structure.

Father Stuart Pinette addressed the Commission. He has been the Pastor for this church for the past nine years of their 30 year existence. They are a solid size church and are interested in

trying to grow their membership, which results in the need for additional meeting space. This will enable them to further reach out to those in need in the community.

Public

Mr. Cliff Hass addressed the Commission. He is a former Lighting Engineer and is concerned about the type of outdoor lighting being proposed. He wants to make sure any lights installed conform to the Town's Regulations and Building Code.

Commissioner Comments/Questions

Commissioner Zarrilli asked if any of the trees along the east property line would be removed. Mr. Green said they may have to remove one tree in that area. Commissioner Zarrilli asked if there would be any outside lighting added to the addition. Mr. Davis said they are moving one light pole and no other exterior lighting is being added other than an emergency egress light over the exit door, which is required by law. This light will only be illuminated if the fire alarm is set off. There is no need for additional handicapped parking. Commissioner Zarrilli asked about the materials being used on the exterior of the addition. Mr. Davis said it will have vinyl siding to match what is on the church.

Commissioner D'Agostino asked if the addition is handicapped accessible. Mr. Davis said there is already a ramp access and the addition is ADA compliant with an accessible route for handicapped people.

There will be no additional signage added to the exterior.

A MOTION was made by Vice Chairman Clements to close the public hearing for Special Permit/Site Plan Application, St. Elizabeth Seton Corporation, proposing a building addition of approximately 1300 square feet plus access walkways towards the east side of St. Elizabeth Seton Church at 280 Brook Street, in a R-20 Residential Zoning District. Seconded by Commissioner Zarrilli. All were in favor, MOTION CARRIED UNANIMOUSLY.

B. Resubdivision Application, F.L. Roberts & Co., Inc., proposing to divide the properties located at 623 and 633 Cromwell Avenue into two lots, Parcel A (# 623) to have 36,996 sq. and Parcel B (#633) to have 64,053 sq. ft., located in a C-Commercial Zoning District, ID# 12-136;

Mr. Jim Cassidy, Professional Engineer and Principal with Hallisey, Pearson and Cassidy, 35 Cold Spring Road addressed the Commission representing the Owner, Cromwell Avenue, LLC. and the Applicant, F.L. Roberts. All certificates of mailing have been submitted to Town Staff. The property is located on the west side of Cromwell Avenue and is about 2.39 acres of commercially zoned land. This is the site of the former Rocky Hill Car Wash along with 2 other buildings. At the east corner there is a two-story residential structure and on the west corner is a steel building. The site is bounded on the north by a residential structure, which is in a commercial zone and on the west by the Rhodes Road development and property owned by Gulf

Manufacturing. The site has shared access. There is 30' wide utility easement access along the southern boundary and the drive continues around the car wash building and back out onto Cromwell Avenue. There is an escape lane to the north of the building to allow cars not going through the carwash to exit and in that area there is also a service bay for detailing vehicles and an employee parking area. There is also shared access to the north, which provides access to the house to the north of the site. There is a gravel parking area that provides access to the storage building.

The operators of the car wash have changed and it is not called the Golden Nozzle Car Wash. The new operators would like to purchase the land that the car wash is on. This property has been subdivided in the past so the Applicant would like to re-subdivide the property, which requires a public hearing. Mr. Cassidy showed the lines where they would like the property divided. There are no improvements as part of this subdivision and this application meets all bulk requirements other than those that are currently non-conforming. There was a minor change to the westerly property line moving it 11' west and new plans were submitted last week.

Public

No public comments.

Commissioner Comments/Questions

Commissioner Zarrilli asked what would happen to all the easements when the property is re-subdivided. Mr. Cassidy said if the re-subdivision is approved, when they file the deed the easement will be defined in the transfer of the property.

A MOTION was made by Commissioner Zarrilli to close the public hearing for Resubdivision Application, F.L. Roberts & Co., Inc., proposing to divide the properties located at 623 and 633 Cromwell Avenue into two lots, Parcel A (# 623) to have 36,996 sq. and Parcel B (#633) to have 64,053 sq. ft., located in a C-Commercial Zoning District. Seconded by Vice Chairman Clements. All were in favor, MOTION CARRIED UNANIMOUSLY.

C. Special Permit/Site Plan Application, SMS Realty, LLC, proposing to build two office buildings in two phases totaling 18,040 sq. ft. And associated site improvements for property located at 91 Corporate Place in an OP-Office Park Zoning District; ID #12-185;

Mr. Thomas Bulzak, Professional Engineer and Land Surveyor with EcoDesign, LLC. in Avon addressed the Commission representing SMS Realty. The location of this site plan is the last remaining lot at Corporate Place located between I91 and Cromwell Avenue. The property they are proposing to develop includes about 6.2 acres in the Office Park Zone. The owner of the property is asking for a Special Permit because he plans to develop the lot in two phases. The first building has a footprint of about 12,040 sq. ft which is less than what the zone requires.

The development is going to house Sargis Associates, Inc., which is an engineering company that provides services and training to utility companies. The main office building and most of the parking will be built in the first phase of construction. The second building will be built in Phase II of the project and will be used as a training facility. There will be an island in the middle of the site separating the buildings and allowing for the difference in elevation of the site. Approximately 10,000 cubic yards of fill will need to be brought into the site for construction. Mr. Bulzak said they have received Staff comments and although the comments were minor in nature, most have been addressed.

Mrs. Ricci noted that this application must go before the Inlands Wetlands Agency and no decision can be made by the Planning and Zoning Commission until they have taken action.

Public

Ms. Krista Mariner of 58 Farms Village Road addressed the Commission asking if the Applicant was aware of the Route 3 Corridor Study, which recommended the creation of the Elm Street Connector at this location. She wondered if the Applicant would be willing to contribute funds to the creation of the Elm Street Connector. Mr. Bulzak said he cannot speak for the Owner as to whether or not he would be willing to contribute funds.

Commissioner D'Agostino asked if the project includes sidewalks. Mr. Bulzak said there are currently sidewalks on the east side of Corporate Place. There will be sidewalks within their complex but if they were to put sidewalks along the west side of Corporate Place there would be nothing to connect to. Commissioner D'Agostino asked what the concrete pads on the plans are for. Mr. Bulzak said the ones located in the northeast corner of the site are for the gas generator and the transformer pad. There is also a concrete picnic area for employees and an enclosed dumpster area.

Commissioner Zarrilli asked what will determine the building of the Phase II structure. Mr. Bulzak said it will depend on the growth of the business.

Chairman Desai asked what low impact development measures the Applicant is proposing, if any. Mr. Bulzak said they made every effort to utilize all low impact development strategies. They are infiltrating wherever possible to account for the increase in impervious areas. The grading of the site is sloped to direct runoff to the island that will be constructed with infiltration trenches. Any infiltration will be directed to an infiltration swale. Phase II will also include a similar system, which will include an infiltration pond. All catch basins will have a minimum of 4' sumps. Chairman Desai asked about snow stockpiling on the site because he was concerned about its proximity to wetland areas. Mr. Bulzak said this site has already been cleared and a buffer of about 25' surrounds the wetlands limit. They are requesting extra large parking spaces of about 20'x10' for people driving larger vehicles and he feels there will always be space in the parking lot for snow storage in areas removed from the wetlands. Chairman Desai questioned the need for the larger spaces. He asked the Applicant to see if it would be possible to reduce the size of the spaces, which would result in less impervious area.

A MOTION was made by Vice Chairman Clements to recess the public hearing for Special Permit/Site Plan Application, SMS Realty, LLC, proposing to build two office buildings in two phases totaling 18,040 sq. ft. And associated site improvements for property located at 91 Corporate Place in an OP- Office Park Zoning District. Seconded by Commissioner Zarrilli. All were in favor, MOTION CARRIED UNANIMOUSLY.

Mrs. Ricci noted that the April meeting is being moved to April 22nd.

D. Proposed Zoning Regulation Amendments, Town of Rocky Hill, related to mixed-use development and multifamily housing

E. Proposed Zoning Map Amendment, Town of Rocky Hill, proposing to create the C-MX Zoning District, which would allow for mixed use development under a Special Permit process, Reference Item 1D above, as well as uses in the C-Commercial Zoning District, Properties included ID# 10-006- /+10-027, 10-037-/ +10-047, 10-179-/ +186, 10-208-/ +219 and 10-339 (southerly bounded by Pratt Street and # 2433 Main Street, easterly running along Main Street to the eastern boundary of 2360 Main and #12 Glastonbury Avenue and 748/750 Main Street, across Old Main Street and running along the west side of Old Main Street northerly to the intersection of Church Street, thence westerly along the northern boundary of Ferry Landing Condominiums to the Silas Deane Highway immediate north of # 2192 Silas Deane, across the street along the north and westerly boundary of # 2189 Silas Deane and following the rear property boundaries of those lots south of 2189 Silas Deane on the west side of the street inclusive of 45 Elm Street, across Elm Street running southerly including #30 Elm Street on the westerly border continuing south to include #5 Garden street on the western border back to point of beginning);

Mrs. Kim Ricci, Rocky Hill Town Planner went over the reasons for these proposed changes. Several multifamily and mixed use dwellings were recently approved in Town under the existing Zoning Regulations. Right now mixed-uses are allowed in the Office Park Zone, the Commercial Zone and the Waterfront Zone. The Town Council asked the Planning and Zoning Commission to take a look at these Regulations for mixed-use and multi-family housing and what is being presented are suggested changes and a zoning map update addressing these concerns. The Town's 2001 Plan of Conservation and Development talks about creating a Town Center where there were a variety of mixed uses but didn't include much detail. The Planning and Zoning Commission is in the process of updating the POCD and they have included a Town Center District, which is basically what is on the map being presented today.

Mrs. Ricci went over the changes being proposed.

1. Proposed Zoning Regulation Amendments, Town of Rocky Hill, proposing to modify the Rocky Hill Zoning Regulations:

2. Remove Section 4.1.3 Site Plan Uses D. Mixed-uses, in the OP – Office Park Zoning District;
3. Delete the language in Section 4.1.2 Site Plan Uses F “mixed commercial and residential uses” and Add Section 4.1.2 Special Permit Uses S “mixed use, ” in the C-MX Commercial - mixed used Zoning District, in accordance with Section 7.14;
4. Add Section 4.1.2A C-MX Commercial – Mixed Use Zoning District Purpose: To provide an area within the center of Town where mixed use development , Section 7.14, would be allowed with a Special Permit or the uses of the underlying C-Commercial Zone would be allowed as indicated in Section 4.1.2 – Mrs. Ricci said the Town is not going to “bulldoze” an area to create a downtown center. They are proposing to allow others to create a downtown walkable area.
5. Delete the language in Section 4.1.5 J Special Permit Uses “mixed-uses, and” and label Special Permit Uses 4.1.5.K as 4.1.5.J Marinas;
6. Modify Section 4.3.5 Add : This Section is not applicable to Mixed Use Developments approved under Section 7.14
7. Add to and/or replace existing definitions within Section 2.2 DEFINITIONS:

Affordable Housing: housing for which people and families pay thirty percent (30 %) or less of their annual income, where such income is less than or equal to eighty percent (80%) of the area mean income for the municipality in which such housing is located, as determined by the United States Department of Housing and Urban Development

Affordable Housing Set Aside: ten (10) percent of housing units in a mixed use development, are to be designated as “affordable housing,” as defined herein, when the number of residential units on site is ten (10) or more total

Apartment: a suite of rooms forming one residence or dwelling unit

Apartment Building: a building containing several apartment style dwelling units for lease

Duplex Residence: two joined residential dwelling units

Mixed Use: a combination of (i) a commercial use or uses permitted in, and meeting the applicable standards of, the underlying district, which use or uses shall include retail, (ii) residential use; and (iii) recreational, cultural, civic and/or educational uses not limited to occupants and guests of the residential component. All categories of use shall be substantial elements of the overall project, shall be complementary and shall be physically and functionally integrated. The project shall be designed to facilitate and encourage internal and external pedestrian access to the extent reasonably practicable

Mixed Use Development: a combination of a residential use or uses and a non-residential use or uses in a single building or in a cohesive planned development in more than one building

Multifamily Housing: allowed as a component of a mixed use development is a classification of housing where multiple separate housing units for residential inhabitants are contained within one building, with or without party walls or several buildings within one complex. A common form is an apartment building. Sometimes units in a multi-family residential building are condominiums, where typically the units are owned individually rather than leased from a single apartment building owner.

8. Add Section 7.14 Mixed Use Development

The Commission may grant a Special Permit and Site Plan approval for a Mixed Use Development in a C-Commercial Zoning District, provided the proposed development meets the applicable definitions and requirements under this Section 7.14, 2.2, 8.2 and 8.3 of these Regulations as may be amended.

7.14 A. Height and Area Requirements:

1. Building Height: If more than one building is proposed within a mixed use development, the buildings should be at varying heights. Building height is not to exceed 45 feet or 4 stories.

2. Building Setbacks: Front yard setback can range between 10 feet and 35 feet. Applicants, in writing, can request a front yard setback less than 10 feet providing the change would not create a sightline hazard or other hazard; and in front of the building vegetative elements are incorporated. Side Yard and Rear Yard Setbacks are to meet those of the underlying district.

3. Minimum Impervious/landscaped area: There is to be a minimum of 30% impervious area on site distributed throughout the site. Vegetative buffering is to be provided along side and rear property boundaries

7.14 B Parking Requirements/Traffic:

Shared parking is required. The Applicant, in writing, shall present the proposed uses in general within the proposed development, their parking needs, and requirements as well as the overall parking and circulation plan.

7.14 C Multifamily Housing/Affordable Housing:

Multifamily housing is allowed in a mixed use development in the form of rental units and/or condominium units. Multifamily units are to consist of a mix of studio units, as well as one and two bedroom units, so as to provide a broad base housing choice. Affordable housing units as defined in Section 2.2, shall be required where at least ten(10) residential units are proposed as a part of a mixed use development.

7.14 E In addition to other criteria contained elsewhere in these Regulations, applications for a Special Permit and Site Plan approval for a mixed use development shall comply with the following:

- 1. Special Permit Requirements in Section 8.3;**
- 2. Site Plan Requirements in Section 8.2;**
- 3. Properties are to be served by public water and public sewer;**
- 4. Public sidewalks are to be provided along the street frontage and throughout the development with areas of refuge such as but not limited to benches, other areas for sitting;**
- 5. Commercial Vehicles as defined in Section 2.2 are prohibited from overnight parking unless associated with an on-site commercial business and appropriately screened from the public street and on site and nearby residential units;**
- 6. The design guidelines as developed for the Silas Deane Highway, The Silas Deane a Vision for Reinvestment. Action Items and Design Guidelines are to be considered with respect to project and building design.**

9. Add in the Rocky Hill Zoning Regulations Appendix E:

The Silas Deane A Vision for Reinvestment Action Items and Design Guidelines, Wethersfield and Rocky Hill, Connecticut, prepared by Fuss & O'Neill in association with Ferrero Hixon Assoc., dated April 2006.

Mrs. Ricci said she received quite a bit of feedback from Residents on these proposed changes. Three individuals have asked that their properties not be included in the CMX Zone. Other individuals would like to see the CMX zone expanded further north along the Silas Deane Highway. Letters have also been received from:

- Joseph Jannetty –Owner of the Former Ames Property
- Lily Chuang – Owner of property along the Silas Deane Hwy.
- James and Jane Mitchell, Owners of 734 and 736 Main Street

Public

Mr. Alfred Chiulli, Owner of 45 Evans Road said when he purchased his property along the Connecticut River it was in the Business Zone, but then it was changed to the Waterfront Zone. He would like to build a banquet facility, restaurant and retail offices on this site and is concerned that mixed use will not be allowed in the Waterfront Zone if this Regulation change goes through. He offered the Town a right of way through his property to connect town trails. There was a mixed-use development approved on the former Foundry site and that will become a non-conforming use with these proposed changes. He feels these changes will create a hardship for him for this property.

Mr. Charlie Wisnioski of 667 Old Main Street addressed the Commission. He talked to Kim about the proposed changes that include the Town property and the Methodist Church property. He thinks changing these zones would be inappropriate as the neither is likely to sell their property for a mixed-use. He feels the change would have a negative effect on residences in the area by allowing 4-story structures and 10' setbacks. Mr. Wisnioski said he believes these changes will diminish the residential nature of the neighborhood and may reduce property values. He isn't sure the roadway system can handle the additional traffic and proposed high intensity development. He doesn't think there is a demand for this type of use in this area.

Ms. Krista Mariner of 58 Farms Village Road distributed a handout to the Commissioners with her concerns about the proposed changes. She asked that any new Regulations require that all multi-family housing applications include a school impact statement. Rocky Hill's school system is already at capacity. She wants to make sure new multi-family housing is only permitted in the CMX District and not in any other district. As far as the former Ames site, Ms. Mariner said she agrees with Attorney Regan's email asking that no income restrictions be placed on condo units, but only on rental units.

Attorney Thomas Regan of Brown Rudnick, LLP, on Asylum Street, Hartford addressed the Commission representing Morgan Reed, the owners of the former Ames property. He believes the key to redeveloping this property successfully is having a mix of retail, residential and office space. They believe these regulation changes will give them the flexibility to create this type of a development but Atty. Regan said they do have one concern with regard to the concept of applicability of affordable housing to a for sale product. They have no problem with the affordable draft as presented for rental units but not for "for sale" units. It would be very difficult to do affordable housing on a project of this scale. He is asking the Commission to go back and review the provisions of Section 7.14.c with regard to "for sale" project property only in two components. One, the 10% restriction as it would apply to only "for sale" product, and also the limitation on 3-bedroom units.

Mr. Carl DeLakelsey of 597 Old Main Street addressed the Commission stating that he agrees with comments made by Mr. Wisnioski. He said this type of usage is not appropriate in this area, which has some of the oldest and most historic homes in Rocky Hill. He asked that at the very least they end the boundary of this zone at the edge of the Town Campus. Mr. DeLakelsey said he doesn't think the Silas Deane Hwy should be included as part of a walkable Town Center due to the amount and speed of the traffic on that roadway.

Mr. John Boyd, Jr. of 2485 Main Street said as an Engineer he would like to avoid having a traffic light at the end of Pratt Street Extension. He suggested taking a look at the traffic along Pratt Street and Dividend Road because he doesn't believe those streets would be able to handle additional traffic. He is in favor of a mixed use development at the Ames property but doesn't understand the affordable housing regulations and how they would apply to this type of development. He wonders how the Town plans on incorporating the historical nature of the Town Center with the cemetery. Mr. Byrd wonders how they would incorporate the Silas Deane as far as being a walkable area. He would like to see utilities put underground to made the area more visibly appealing.

Mr. Christopher Duff of 61B Brookwood Drive said he thinks the text of the mixed use regulations is a good start. He would like to see pedestrian friendly development. He submitted the Model Mixed Use Zoning District Ordinance from the American Planning Association website and some sample mixed-use regulations from the Town of Norwalk. He feels the proposed mixed-use Regulations could be enhanced to further contribute to the character of the Town.

Mr. Cliff Hass, who abuts the Ames property, expressed concerns about any lighting that may be used on this site when it is developed. He would like the existing lighting on the south of that property removed and replaced with full cutoff lighting per State Building Codes. When the site is developed he would also like a tall vegetated buffer to be planted along his property line and any residential properties that border a CMX zone. Mr. Hass would like to the Commission to make sure, when a mix-use development is proposed for the Ames site, that it isn't something that will negatively impact the neighborhood. He is also concerned about what effect a development in this location will have on the flooding of his property.

Mrs. Ricci noted that there is no development proposal for the Ames property before this Commission. They are only here for a text change to the Regulations and a Zoning Map change.

Mr. Wisnioski said he would like more consideration and deliberation given to the concept of "affordable housing" because it is a very complex matter. He suggested the Commission look at Rocky Hill's existing mix of housing types. He feels the Town has a very high percentage of rentals and he wonders what the goal would be of putting in so many affordable units.

Commissioner O'Sullivan responded to some comments made by the public. He suggested the elimination of the definition of a "mixed-use development". Right now mixed uses are permitted in many zones and with these changes it will only be allowed in the CMX district and only with the granting of a Special Permit. He feels this should allay some of the concerns of the public. He feels the Town Campus should be a component of a walkable Town center. This will be the only zone where multi-family housing and mixed uses will be allowed. These changes will not prevent Mr. Chiulli from having several different uses on his property, such as a marina, restaurant and office building so long as those uses are permitted in the waterfront district.

Chairman Desai noted that he received a letter from Mr. Stuart Sprague of 9 Pratt Street, which will be added to the record. The definition being proposed for affordable housing came from State and Federal Regulations. These changes related to affordable housing are designed so the Town gets credit for this type of housing.

Commissioner O'Sullivan said several people expressed concerns about the affordable housing component as it relates to for sale units. He suggested imposing a requirement of affordable for rental units only and encouraging it for the for sale units. They also discussed projects that might have some rental and some for sale units and allowing for 10% of the grand total to be set aside for affordable units. Atty. Regan said he would like the Commission to soften the language so they could look at the issue of affordability on a project by project basis.

A MOTION was made by Vice Chairman Clements to recess the public hearing for Proposed Zoning Regulation Amendments, Town of Rocky Hill, noted as follows related to mixed-use development and multifamily housing until the April 22nd meeting. Seconded by Commissioner Zarrilli. All were in favor, MOTION CARRIED UNANIMOUSLY.

A MOTION was made by Commissioner Zarrilli for a 5-minute recess. Seconded by Vice Chairman Clements. All were in favor, MOTION CARRIED UNANIMOUSLY.

A MOTION was made by Vice Chairman Clements to come out of recess. Seconded by Commissioner D'Agostino. All were in favor, MOTION CARRIED UNANIMOUSLY.

2. CALL TO ORDER

Chairman Desai called the regular meeting of the Planning and Zoning Commission to order.

3. PUBLIC

Ms. Krista Mariner of 58 Farms Village Road passed out correspondence to the Commission requesting that they craft Brew Pub Zoning Regulations. There has been talk about a brewery/pub may be coming to Rocky Hill and she submitted suggested Regulation Amendments to address this type of business.

4. ADOPT AGENDA

A MOTION was made by Commissioner Zarrilli to adopt the agenda. Motion seconded by Commissioner D'Agostino. All were in favor, MOTION CARRIED UNANIMOUSLY.

5. CONSENT AGENDA

A MOTION was made by Commissioner Zarrilli to adopt the Consent Agenda. Motion seconded by Commissioner O'Sullivan. All were in favor, MOTION CARRIED UNANIMOUSLY.

6. AGENDA ITEMS

A. Special Permit/Site Plan Application, St. Elizabeth Seton Corporation, proposing a building addition of approximately 1300 square feet plus access walkways towards the east side of St. Elizabeth Seton Church at 280 Brook Street, in a R-20 Residential Zoning District, ID# 17-305:

A MOTION was made by Vice Chairman Clements to approve the Special Permit/Site Plan Application, St. Elizabeth Seton Corporation, proposing a building addition of approximately 1300 square feet plus access walkways towards the east side of St. Elizabeth Seton Church at 280 Brook Street, in a R-20 Residential Zoning District with the following conditions:

- That there be no exterior lighting other than what is required by law
- Including all staff comments

Motion seconded by Commissioner Zarrilli. All were in favor, MOTION CARRIED UNANIMOUSLY.

B. Resubdivision Application, F.L. Roberts & Co., Inc., proposing to divide the properties located at 623 and 633 Cromwell Avenue into two lots, Parcel A (# 623) to have 36,996 sq. and Parcel B (#633) to have 64,053 sq. ft., located in a C-Commercial Zoning District, ID# 12-136;

A MOTION was made by Vice Chairman Clements to approve the Resubdivision Application, F.L. Roberts & Co., Inc., proposing to divide the properties located at 623 and 633 Cromwell Avenue into two lots, Parcel A (# 623) to have 36,996 sq. and Parcel B (#633) to have 64,053 sq. ft., located in a C-Commercial Zoning District. Motion seconded by Commissioner O'Sullivan. Commissioner Zarrilli wanted to make sure the easements were all set, as discussed during the public hearing, as well as any staff comments. He also wanted to make sure they were approving the property lines that were submitted this evening. All were in favor, MOTION CARRIED UNANIMOUSLY.

C. Site Plan Application, F.L. Roberts & Co., Inc., proposing to widen the front access driveway for additional vehicle queuing and add 8 spaces with vacuum booms to the front of an existing carwash facility located at 623 Cromwell Avenue in a C-Commercial Zoning District, ID# 12-136;

Mr. Jim Cassidy, Professional Engineer and Principal with Hallisey, Pearson and Cassidy, 35 Cold Spring Road addressed the Commission representing the F.L. Roberts and Co. Inc., who would like to make some improvements to the site. The carwash is required to have queuing of 700' and they do have an area where they can parallel stack the cars, which would allow for that 700'. Part of the improvements include removal of the outdated canister vacuums and replacement with 8 angled parking spaces in between new vacuum boom arms that allows vacuuming from either side of the car. These changes take up one of the queuing lanes and therefore they are proposing to widen the pavement 15' closer to Cromwell Avenue. This allows them to shift the queuing lanes over providing a total of 700' of queuing. The paving will be graded back toward the existing catch basin on the site. Mr. Cassidy said he ran turning maneuvers to ensure that vehicles could make the maneuver around the site and into the carwash. Presently the majority of the frontage along Cromwell Avenue is grass. Mr. Cassidy said they are planning on enhancing the landscaping in this area by adding 3 canopy trees along the northern edge and spreading yews along the rest of the slope. Also, they are adding two islands at the south and north end of the vacuum bays. These islands will supply additional green to the front of the building. Mr. Cassidy showed a picture of what the vacuum hose booms would look like.

Commissioner Zarrilli asked if the detailing bay would remain. **Mr. Richard Smith of F.L. Roberts** said the detailing bay would remain. Commissioner Zarrilli asked if the queuing lines would be painted. Mr. Cassidy said they did not plan to paint them.

Commissioner O'Sullivan asked if the by-pass lane would be marked. Mr. Cassidy said they could but he thinks proper management of the site by employees will keep things moving in an orderly fashion. Commissioner O'Sullivan asked how the additional runoff from the increase in impervious surface would be handled. Mr. Cassidy said the additional pavement will be curbed and pitched back towards the existing paved area. The water from the new pavement will flow into the existing catch basin.

Vice Chairman Clements said he would like the double queue lanes to be delineated with painted lines instead of depending on employee management alone. Mr. Cassidy said they could stripe the lanes. Vice Chairman Clements asked if trucks would be able to maneuver through the site. Mr. Cassidy said his simulations allowed for a 20' passenger vehicle to maneuver through the site.

Commissioner D'Agostino wondered if cars would be able to back out of the spaces by the vacuums. Mr. Cassidy felt that traffic in the queues would allow those cars to back up as needed. Zoning Regulations allow for ingress and egress of these spaces to be from the queuing lanes. He noted that there is some site lighting and a flagpole that will have to be relocated as part of the changes. Lighting will be changed to full cutoff lighting.

Commissioner Hussey suggested numbering the spaces at the vacuums to keep cars south of the queuing line if possible. Mr. Cassidy said the best way to handle the queuing is to keep it as far east as possible, away from the vacuum spaces. Commissioner Hussey asked if there would be any other landscaping besides the plantings. Mr. Cassidy said they would be using a mulch bed until the plantings spread.

Chairman Desai was concerned about the screening of the booms. He asked that the color be changed to something that would match the building colors. He also asked if they could add more shrubbery along the slope to fully camouflage the booms. Mr. Cassidy said they would work with staff to pick out a color that would blend in better.

Commissioner D'Agostino asked if they could add a curb to prevent the slope washing out onto the sidewalk. Mr. Cassidy said couldn't curb the sidewalk but he would take a look at it. He could add a border of cobblestone.

A MOTION was made by Commissioner Zarrilli to approve the Site Plan Application, F.L. Roberts & Co., Inc., proposing to widen the front access driveway for additional vehicle queuing and add 8 spaces with vacuum booms to the front of an existing carwash facility located at 623 Cromwell Avenue in a C-Commercial Zoning District with the following conditions:

- **That the double queuing lanes be marked with pavement paintings.**
- **That the vacuum colors be coordinated with the building colors.**
- **Including all Staff Comments**

Motion seconded by Vice Chairman Clements.

A FRIENDLY AMENDMENT was made by Chairman Desai that the Applicant works with Staff to create a good planting schedule specifying the plants and making sure there is proper coverage of the hill in front of the building. FRIENDLY AMENDMENT ACCEPTED.

All were in favor, MOTION CARRIED UNANIMOUSLY.

D. Special Permit/Site Plan Application, SMS Realty, LLC, proposing to build two office buildings in two phases totaling 18,040 sq. ft. and associated site improvements for property located at 91 Corporate Place in an OP-Office Park Zoning District, ID #12-185;

This public hearing was recessed.

E. Proposed Zoning Regulation Amendments, Town of Rocky Hill, modifying or adding Zoning Regulations related to Mixed Uses/Multi-family housing, Sections: 2.2, 4.1.2 and 4.1.2 A, 4.1.3,4.1.5, 4.3.5, 7.14, Appendix E; (Reference Item 1D Public Hearing);

This public hearing was recessed.

F. Proposed Zoning Map Amendment, Town of Rocky Hill, Proposing to create the C-MX Zoning District, (Reference Item 1E above):

This public hearing was recessed.

7. ANY OTHER BUSINESS

Vice Chairman Clements noted that he would not be able to attend the next meeting.

8. COMMUNICATIONS

None.

9. APPROVE BILLS

A. Planimetrics Invoice #1088 for \$10,409;

A MOTION was made by Commissioner Zarrilli to approve Planimetrics Invoice #1088 for \$10,409. Seconded by Commissioner D'Agostino. All were in favor, MOTION CARRIED UNANIMOUSLY.

10. ADJOURN

A MOTION was made by Commissioner Zarrilli to adjourn the meeting at 10:20 p.m. Seconded by Commissioner D'Agostino. All were in favor, MOTION CARRIED UNANIMOUSLY.

Respectfully submitted,

Eileen A. Knapp
Recording Secretary